



FREESTANDING OFFICE BUILDING

3814 E. JOPPA ROAD | NOTTINGHAM, MARYLAND 21236

FOR
SALE

PRICE REDUCTION



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,800 SF $\pm$ freestanding office building situated on 0.3 acres $\pm$
- Lower Level includes 600 SF $\pm$ of finished office w/ full bathroom and separate exterior entrance
- Located at the fully signalized intersection of E. Joppa Road and Silver Spring Road
- Newly paved on-site parking
- Close proximity to Perry Hall Crossing (Aldi, Looney's Pub, Goodwill, Advance Auto Parts, Wendy's, Patient First) and Festival at Perry Hall (Weis Markets, Mission BBQ)
- Permissive ROA (Residential Office) zoning
- Easy access to Route 1, I-695 and I-95

LOT SIZE:	0.3 ACRES $\pm$
1ST FLOOR:	1,400 SF $\pm$
LOWER LEVEL:	1,400 SF $\pm$
YEAR BUILT:	1956
ZONING:	ROA (RESIDENTIAL OFFICE)
SALE PRICE:	\$495,000

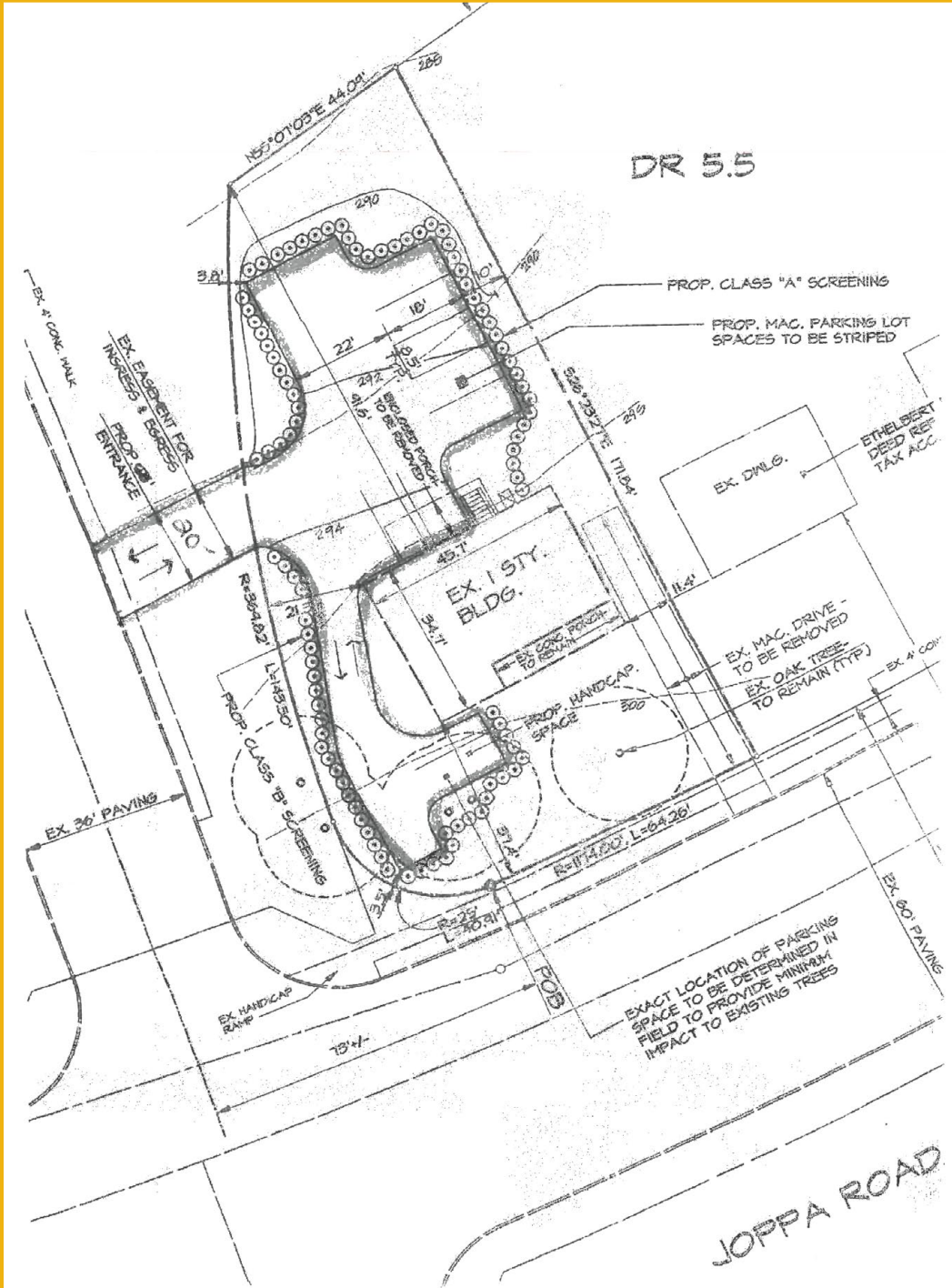


FRONT ENTRY

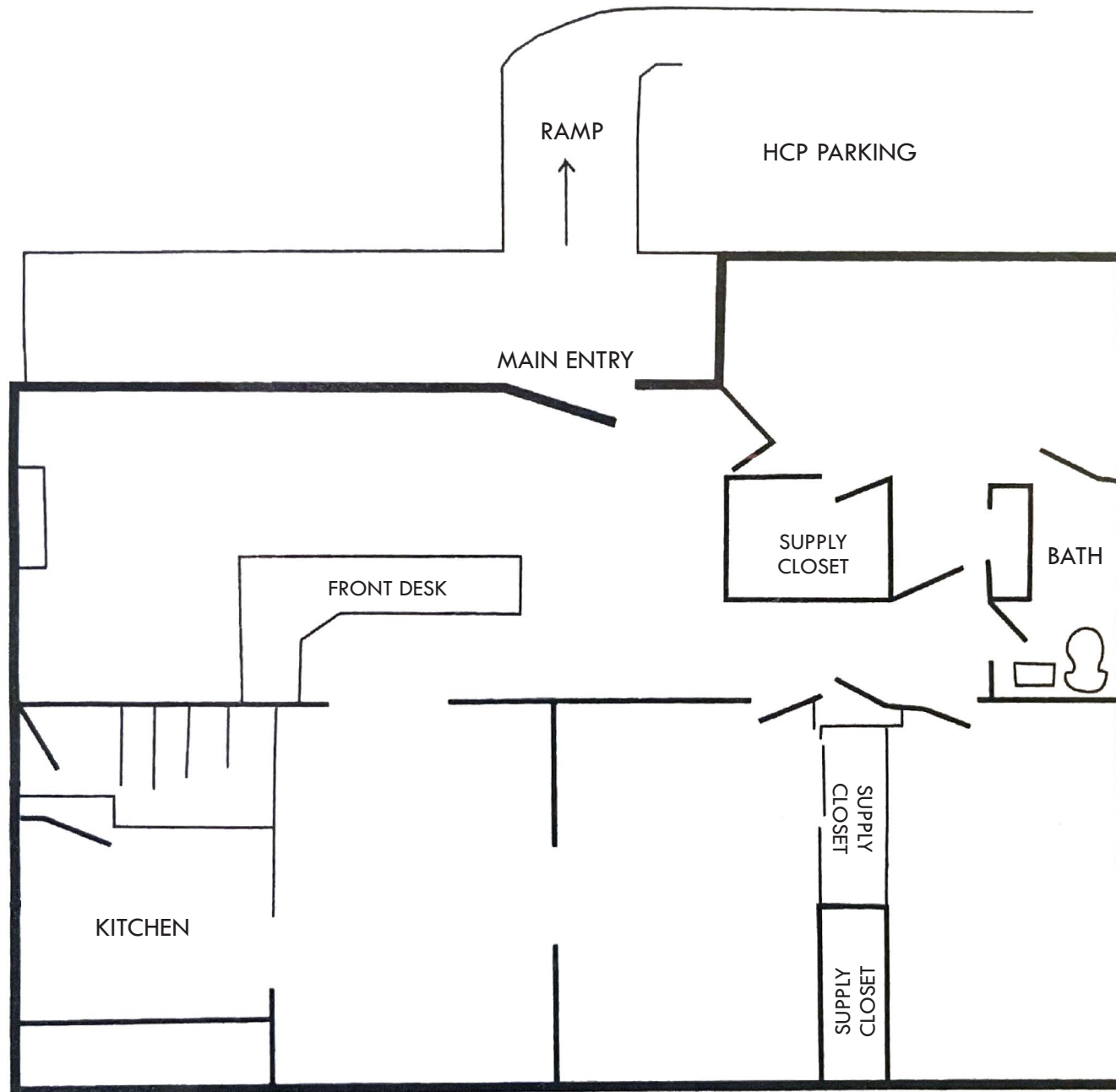


REAR/PARKING

AERIAL / SITE PLAN



FLOOR PLAN: **UPPER LEVEL**



INTERIOR PHOTOS



LOCAL BIRDSEYE



SITE

E JOPPA RD

SILVER SPRING RD

weis **MISSION BBQ** **CVS** **7 ELEVEN** **Starbucks** **Pokefish** **Giant**

Advance! Auto **Goodwill** **ALDI** **BOLLY** **DOLLAR GENERAL** **LOONEY'S PUB** **Wendy's**

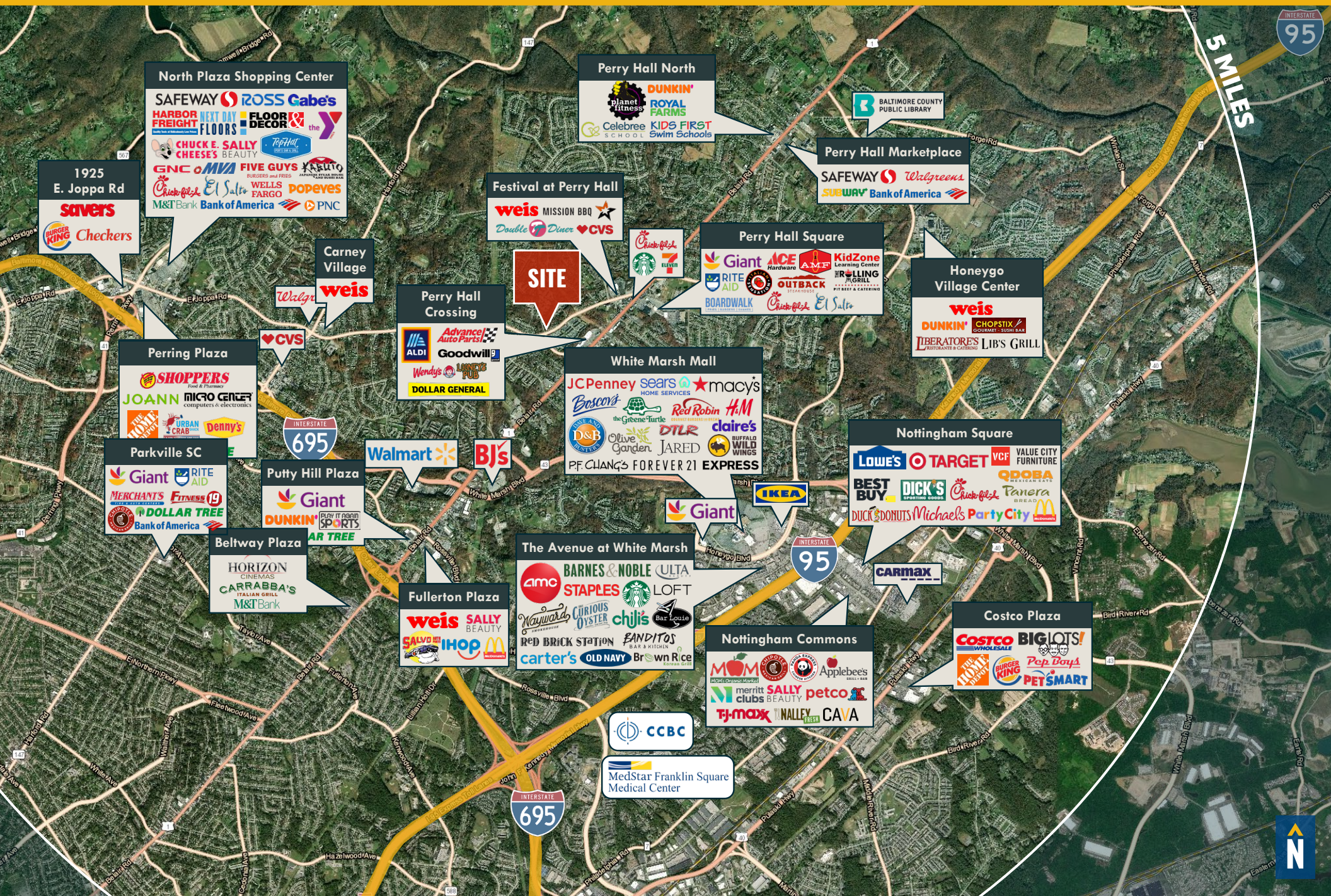
1 BELAIR RD

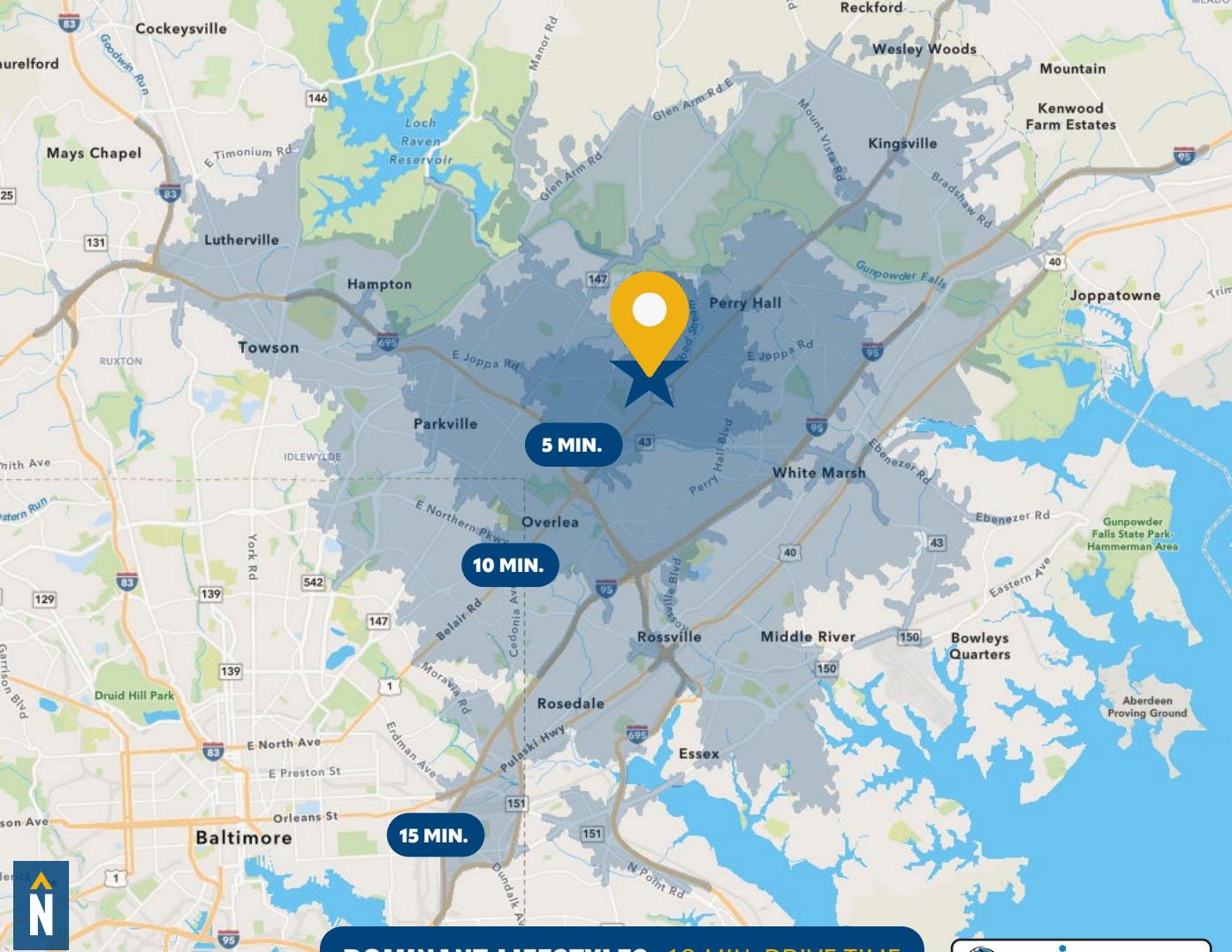


GOOGLE STREET VIEW



MARKET AERIAL





DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME [MORE INFO](#)

19% **SAVVY SUBURBANITES**

MEDIAN
AGE: 44.0
HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

11% **MODERATE METROS**

MEDIAN
AGE: 38.1
HH INCOME: \$70,055

These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

11% **CLASSIC COMFORT**

MEDIAN
AGE: 40.2
HH INCOME: \$88,893

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

DEMOGRAPHICS

2025



RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS

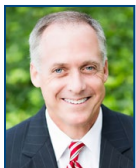


MEDIAN AGE



FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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